

PARKING REQUIREMENTS

Minimum Parking Requirements Outside Old Town

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Please note this information is intended to be used as a general guide only. More detailed information can be found in the City of Fairfax Zoning Code or by calling the Office of Community Development and Planning at (703) 385-7820.

Development Type	Minimum Spaces	Notes
RESIDENTIAL		
Single Family Detached	2 / unit	Provided 1 has convenient access to the street.
Single Family Semi-detached (Duplex)	2 / unit	Provided 1 has convenient access to the street.
Single Family Attached (Townhouse)	2 / unit plus 1 more for each 3 units	Common Lot restrictions apply. See City Code Chapter 110, Article II, Division 6, Section 110-155, Paragraph (b)2(b).
Multifamily	2 / unit	
Rooming house	1 / sleeping room	
COMMUNITY FACILITIES		
Auditorium / Gathering Hall ^a	1 / 3 seats	
Place of Worship ^b	1 / 4 seats	May be reduced by up to 50% if parking has been made available by a public or commercial lot within 500 feet of the place or worship.
Commercial Pool	1 / 4 people permitted in pool at any 1 time + 1/ employee	
Community Pool	1 / 7 people permitted in pool at any 1 time + 1/ employee	
Golf Course	5 / hole of main course	
Community Racquet Court ^c	4 / court	

Lodge ^d	1 / 3 members or 1 / 400 sf meeting space or 5 / 1 golf hole	Whichever is greater.
Day Care Center / Nursery School	1/ employee + 1 / 5 children + (see notes)	Plus loading and stacking spaces for each bus used, plus one parking space for each vehicle to be retained on the site. Small day care centers operated in a residential district and accommodating 5 or fewer children only need one space for each staff person, in which case parking for the residence may be counted toward required parking.
Primary School ^e	Determined by Zoning Admin.	General guideline: 1 / staff member + 4 visitor
High School	Determined by Zoning Admin.	General guideline: 1 / staff member + 1 / 8 students + 1 / 10 auditorium or stadium seats
College / University	Determined by Zoning Admin.	
Hospital, ER Clinic, Nursing Home	1 / 2 beds + 1.5 / ER bed + 1/ Dr & staff	
Cultural Facility ^f	1 / 250 sf but at least 10	
COMMERCIAL		
Gas Station	2 / service bay + 1 / employee; but at least 10	
Auto Shop	1 / 250 sf + 2 / service bay + 1 / employee	
Car Wash – Automatic	20 standing spaces / bay + 1 / employee	

Car Wash – Manual	5 standing spaces / bay + 1 drying / bay + 1 / employee	
Bowling Alley	4 / alley	Additional parking requirements for snack bars.
Convenience Store	1 / 125 sf	
Financial Institution	1 / 250 sf	Plus 8 stacking spaces for the first drive-thru window and 3 stacking space for each additional drive-thru window
Home Furnishing Store ^g	1/ 400 sf + 1/ employee	
Funeral Home / Mortuary	1 / 4 chapel seats + 1 / 2 employees; but at least 20	
Hotel / Motel	1 / room + 1 / 350 sf meeting space	Plus additional required parking spaces for ancillary uses.
Inn	1 / room + 1/employee on major shift	
Medical / Dental Office	1 / 200 sf	Except when located in an office building constructed or approved prior to August 27, 1985, where only the amount of parking required prior to such date shall be needed.
Auto Sales, Leasing, Rental	1 / vehicle + 1 / 500 sf display area + 1/2,500 sf lot area + 2 / service bay + 1 / 250 sf office or garage	
Office	1 / 250 sf	
Personal Service ^h	1 / 200 sf; but at least 3	
Restaurant – Sit down	1/ 4 seats + 1/employee; but at least 1 / 100 sf	

Restaurant with Dancing or Entertainment	1/ 4 seats + 1/ employee + special formula*; but at least 1 / 75 sf	* Additional parking spaces shall be provided based on the following formula: total number of seats subtracted from the occupancy load, then multiplied by 0.5.
Restaurant – Fast Food	1 / 3 seats + 1/employee; but at least 1 / 75 sf	If a drive thru is included, 15 stacking spaces are required.
Refreshment Area ⁱ	1 / 8 seats + 1/employee; but at least 1 / 200 sf	
Other Retail	1 / 200 sf	
Shopping Centers	Sum of components	Some reductions may apply. See the Zoning Administrator.
Veterinary Clinic / Animal Hospital	2 / room; but at least 5	
INDUSTRIAL		
Mini-storage Warehouse	1 / 7 storage units + 2 for office	
Wholesale, Warehouse, Distribution ^j	1 / 500 sf or 2 / 3 employees* + 1 / 300 sf office / sales space + 1 / permanent vehicle	* Whichever is greater.

^a Auditorium, theater, gymnasium, arena, convention hall.

^b Church, temple, synagogue or similar place of worship.

^c Community tennis, handball or racquet court.

^d Private club, lodge or similar facility.

^e Elementary and Intermediate.

^f Library, museum, or other cultural facility.

^g Furniture, carpet or appliance store.

^h Photography studio, dry cleaner, beauty parlor, other personal service establishment.

ⁱ Or restaurant as subordinate use.

^j Wholesale, warehousing, distribution and other industrial and related use.